143.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,000 / 989,000
					USE VALUE:	989,000 / 989,000
					ASSESSED:	989,000 / 989,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		SPRING AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON WILLIAM T & CAROLYN A
Owner 2:	
Owner 3:	
Street 1:	98 SPRING AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LARSON SCOTT W/TRUSTEE -
Owner 2:	LARSON FAMILY IRREVOCABLE TR -
Street 1:	98 SPRING AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 2288 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9808.000	417,600		571,400	989,000
Total Card	0.225	417,600		571,400	989,000
Total Parcel	0.225	417,600		571,400	989,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.26 | /Parcel: 432.26

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 92991

GIS Ref

GIS Ref

Insp Date 02/04/09

!11129!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	417,600	0	9,808.	571,400	989,000		Year end	12/23/2021
2021	101	FV	405,300	0	9,808.	571,400	976,700		Year End Roll	12/10/2020
2020	101	FV	405,300	0	9,808.	571,400	976,700	976,700	Year End Roll	12/18/2019
2019	101	FV	310,200	0	9,808.	535,700	845,900	845,900	Year End Roll	1/3/2019
2018	101	FV	310,200	0	9,808.	442,800	753,000	753,000	Year End Roll	12/20/2017
2017	101	FV	310,200	0	9,808.	407,100	717,300	717,300	Year End Roll	1/3/2017
2016	101	FV	310,200	0	9,808.	371,400	681,600	681,600	Year End	1/4/2016
2015	101	FV	303,000	0	9,808.	364,300	667,300	667,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:58:02

LAST REV

Date	Time
03/21/18	13:48:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11129

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARSON SCOTT W/	1522-15		1/25/2018	Convenience	1	No	No		Filed both ways 70555:42
LARSON WILLIAM	1434-22		5/7/2013	Convenience	1	No	No		
	14910-250		2/1/1983		111,000	No	No		Y

USER DEFINED

Prior Id # 1:	92991
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2012	123	Re-Roof	9,500					

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2009	Measured	372	PATRIOT
12/23/2008	Meas/Inspect	163	PATRIOT
4/28/2000	Inspected	283	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
9/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9808		Sq. Ft.	Site		0	80.	0.73	9									571,391						571,400	

Total AC/HA:	0.22516	Total SF/SM:	9808	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	571,391	Spl Credit		Total:	571,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15675664
Const Adj.:	0.99989998
Adj $ / SQ:	150.363
Other Features:	93500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	512962
Depreciation:	95411
Depreciated Total:	417551

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

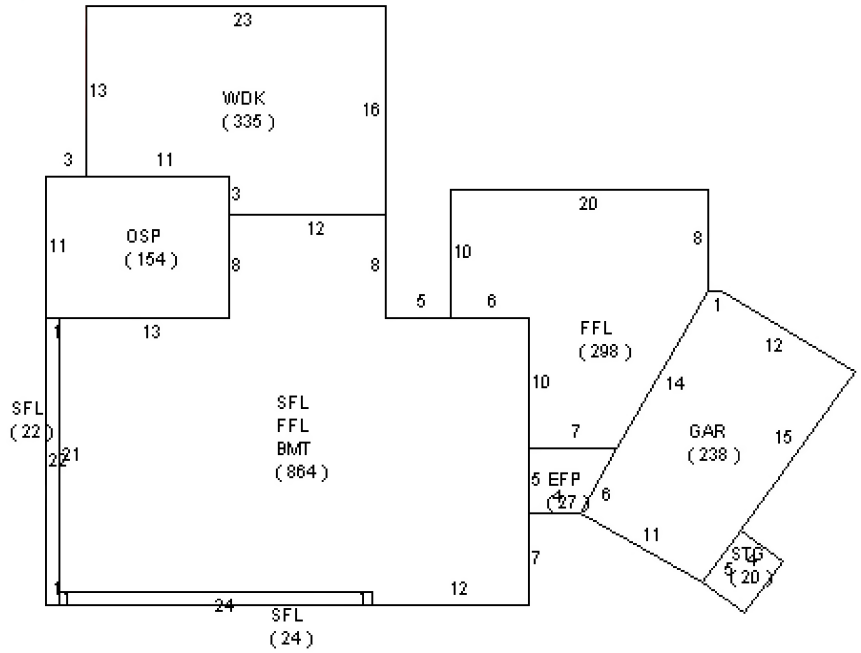
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.40
Special Features:	0	Val/Su Net:	112.56
Final Total:	417600	Val/Su SzAd	201.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,162	150.360	174,722
SFL	Second Floor	910	150.360	136,831
BMT	Basement	864	52.440	45,307
WDK	Deck	335	8.980	3,010
GAR	Garage	238	25.500	6,069
OSP	Screen Porch	154	29.930	4,610
EFP	Enclos Porch	27	72.590	1,960
STG	Storage	20	16.000	320
	Net Sketched Area:	3,710	Total:	372,829
Size Ad	2072	Gross Area	3710	FinArea 2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: